

\*\*\*\*\***APPROVED MINUTES**\*\*\*\*\*

Alexandria Board of Architectural Review  
Old & Historic Alexandria District

**Wednesday, September 1, 2010**  
7:30pm, City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman  
Chip Carlin  
Oscar Fitzgerald  
Arthur Keleher  
Wayne Neale  
John von Senden

Members Absent: Peter Smeallie

Staff Present: Planning & Zoning  
Catherine Miliaras, Historic Preservation Planner  
Al Cox, FAIA, Historic Preservation Manager

The meeting was called to order at 7:30 p.m. by Chairman Hulfish.

**I. MINUTES**

1. Consideration of the minutes of the public hearing of July 21, 2010.

**BOARD ACTION: Approved as submitted 6-0**

On a motion by Mr. Keleher, seconded by Mr. Fitzgerald, the minutes were approved, as submitted, 6-0.

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**II. CONSENT CALENDAR**

Items on the Consent Calendar are those where the applicant has agreed to all conditions of approval shown in the staff reports. Without objection, these cases will be approved as a group by unanimous consent of the Board at the beginning of the meeting. When announced by the Chairman, any member of the Board or of the public may ask that one of these cases be removed for full discussion.

**1. CASE BAR2010-0218**

Request for the installation of a garden wall and waiver of vision clearance requirement at **505 S. Lee St**, zoned RM Residential.

**APPLICANT:** Lisa Collis

**BOARD ACTION:** Approved the staff recommendations by unanimous consent, 6-0.

On a motion by Mr. Keleher, seconded by Mr. von Senden, the Consent Calendar was approved by unanimous consent.

### **III. DISCUSSION ITEMS**

#### **2. CASE BAR2010-0221**

Request for window replacement at **808 S. Fairfax St**, zoned RM Residential.

APPLICANT: Joseph Schulte and Chris Goode

BOARD ACTION: Approved, as amended, 6-0

#### **SPEAKERS**

Mr. Schulte, the applicant, offered to make a presentation.

John Hynan, representing the HAF, asked that this item be removed so that the Board may clarify the Consent Calendar approval process.

#### **BOARD DISCUSSION**

Chairman Hulfish explained that items on the Consent Calendar are those where the applicant has agreed to all conditions of approval shown in the staff reports. He noted that the Board has made themselves familiar with the applicant's request and the conditions recommended by staff prior to the meeting, and that unless any member of the Board or of the public asks that one of these cases be removed for full discussion, they are approved by unanimous consent.

Neither Mr. Hynan nor the Board members had any concerns regarding the merits of the case at hand. Mr. Keleher, therefore, recommended approval, which was seconded by Mr. von Senden and approved unanimously.

#### **CONDITIONS OF APPROVAL**

1. That the applicant use full frame replacement windows or sash replacement kits in the existing frame rather than insert or pocket replacements;
2. That the replacement windows have fixed grills on the interior and exterior;
3. That the glazing on the glass be tint free;
4. That the screens be a dark color and not white.
5. That the dimensions of the replacement windows match the existing windows including the rails, stiles, and muntins;
6. That the replacement window sash corners be constructed with mortise and tenon style, butt joinery rather than mitered, picture frame joinery;
7. That the replacement windows be constructed with a wood jamb liner rather than a vinyl jamb liner, or that the visual portion of the vinyl jamb be very minimal;
8. That the replacement windows have spacer bars between the glass and that they be a dark color rather than reflective silver or gold metallic; and
9. That the applicant submit final window manufacturer spec sheets to staff for approval prior to application of a building permit.

## **REASON**

The Board agreed with the analysis in the staff report.

### **3. CASE BAR2010-0219**

Request for window replacement at **904 Green St**, zoned RM Residential.

APPLICANT: Lois Ember By Old Town Windows & Doors

BOARD ACTION: Portion denied and portion approved, as amended, 6-0

## **SPEAKERS**

Ms. Ember, the owner, presented the application. She stated that the face of her house was set back 43' from the curb, so the windows are not visible from up close and that several of her neighbors had the windows she now proposed. She said the building was originally constructed as garden apartments in the 1950s but were substantially altered to convert them to "townhouses" in the 1980s. She said the existing wood windows were installed at that time. She was concerned that, at her age, future painting and maintenance of wood windows would be a financial burden. She noted that aluminum windows had been on the market since 1958. Ms. Ember distributed a petition from her neighbors with 16 signatures in favor of aluminum clad windows.

Ms. Maurine Doogan, President of the neighborhood association and a neighbor, spoke in favor.

Mr. John Hyman, representing the HAF, spoke in opposition to the application.

## **BOARD DISCUSSION**

Mr. Keleher said that having and maintaining historically appropriate materials was a responsibility of living in the historic district and supported the staff recommendations.

Mr. Neale said that he believed some historic buildings in Old Town could have aluminum clad windows but that this was not one of them. He said he did not support clad windows on buildings which appeared to be individual townhouses, at least on the primary facades, but did not have a problem with them on commercial or large multifamily projects.

Mr. Fitzgerald said that the Board has made exceptions to the Design Guidelines in the past and that some of these, in hindsight, were mistakes. However, he was persuaded by the applicant that the windows in this project were less visible because of the setback and they were replacing 1980s replacement windows in a heavily altered mid-20<sup>th</sup> century building.

Mr. von Senden supported the staff recommendations.

Mr. Carlin believed that previous efforts to enhance this building in the 1980s would be reversed by aluminum clad windows.

Mr. Fitzgerald made a motion to approve the application as submitted -- but that it not be seen as a precedent because the Modern Materials window policy was still being developed. The motion failed for lack of a second.

Mr. Keleher moved the staff recommendation which was seconded by Mr. Neale. The motion passed 4 – 2 with Mr. Fitzgerald and Chairman Hulfish opposed.

### **CONDITIONS OF APPROVAL**

The Board denied the application for aluminum-clad wood replacement windows and approved painted wood windows, with the following conditions:

1. That the applicant use full frame replacement windows or sash replacement kits in the existing frame rather than insert or pocket replacements;
2. That the replacement windows be solid wood, including the muntin bars;
3. That the replacement windows have fixed grills on the interior and exterior;
4. That the glazing on the glass be tint free;
5. That the dimensions of the replacement windows match the existing windows including the rails, stiles, and muntins;
6. That the muntins maintain a faux putty glaze profile on the exterior;
7. That the replacement window sash corners be constructed with mortise and tenon style, butt joinery rather than mitered, picture frame joinery;
8. That the replacement windows be constructed with a wood jamb liner rather than a vinyl jamb liner, or that the visual portion of the vinyl jamb be very minimal;
9. That the replacement windows have spacer bars between the glass and that they be a medium dark color rather than reflective silver or gold metallic; and
10. That the applicant submit final window manufacturer spec sheets to staff for approval prior to application of a building permit.

### **REASON**

The Board generally believed that aluminum clad windows were not appropriate on projects which appeared to be individual townhouses.

#### 4. [CASE BAR2010-0217](#)

Request for HVAC screening at **600 S. Washington St**, zoned CL Commercial.

APPLICANT: Soonja Purdy

BOARD ACTION: **Deferred** due to lack of neighbor notification. The Board noted the deferral.

#### 5. [CASE BAR2010-0220](#)

Request for the installation of cellular antennas at **105 N. Union St**, zoned CD Commercial.

APPLICANT: New Cingular Wireless d/b/a AT&T Mobility

BOARD ACTION: Approved, as amended, 6-0

## **SPEAKERS**

Gregory Rapisarda, attorney for AT&T, presented the application.

John Hynan, representing the HAF, said the present proposal was very well done.

## **BOARD DISCUSSION**

Mr. von Senden verified that the color and texture of the Stelthcore antenna screen would match the existing Torpedo Factory wall finish.

Mr. Fitzgerald complimented the applicant and staff for working to develop an appropriate solution and moved approval of staff's recommendation. Mr. Neale seconded the motion which passed unanimously.

## **CONDITION OF APPROVAL**

That when this cellular technology becomes obsolete and is no longer utilized, all equipment will be removed.

## **REASON**

The Board agreed with the analysis in the staff report.

## **6. CASE BAR2010-0229**

Request for window replacement at **1600 W. Abingdon Dr**, zoned R-C Residential.

APPLICANT: Potowmack Crossing Condominium

BOARD ACTION: Approved, as amended, 6-0

## **SPEAKERS**

Pauline Mitchell, property manager, presented the application.

Tom Godbout, Anderson Windows described the proposed Anderson, Fibrex casement windows.

## **BOARD DISCUSSION**

Mr. Neale asked about the warranty and material of the finish color on the Fibrex product. Mr. Godbout responded that Anderson Renewal windows had a 10 year warranty on the Fibrex material. Mr. Neale then made a motion to approve the staff recommendation, which was seconded by Mr. von Senden and approved unanimously.

## **CONDITIONS OF APPROVAL**

1. That the applicant use full frame replacement windows rather than insert or pocket replacements;
2. That the windows and doors may be double glazed, simulated divided light with fixed interior and exterior muntins and dark spacer bars;
3. That the glazing on the glass be tint free;
4. That the applicant submit full specifications (shop drawings) for each of the four window types prior to BAR Staff sign-off of any individual unit;

5. That the original bulls-eye and octagonal windows be retained;
6. That the Condominium Association/Property Management Company install the approved replacement windows for common areas (including stairwells) within three years of approval;
7. That condominium owners submit an application and fee for administrative approval and receive approval from the Condominium Association and BAR Staff prior to installation at individual condo units or of each construction phase; and
8. This approval is contingent upon Staff conducting a field inspection after the first unit's installation to make a determination that it meets the Board's standards for a high-quality window and installation.

#### **REASON**

The Board agreed that this Fibrex material was a high quality synthetic product that visually replicated the original visual qualities of the historic steel casement windows better than wood, that it was set well back from the public street, and that it was replacing inappropriate existing windows.

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#### **IV. OTHER BUSINESS**

1. Update on replacement of HVAC units at Ford's Landing  
Staff explained that the Homeowners Association at Ford's Landing was hiring a consultant to address the issue of replacement of the thru-wall HVAC units throughout the complex. They will then provide screening alternatives for blanket approval by the Board later this fall.
  2. Recommendation for Roof Materials Policy  
Staff made a presentation to the Board and said the goal was to adopt a roof materials policy at the September 15, 2010 hearing.
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#### **V. ADJOURNMENT**

Chairman Hulfish adjourned the meeting at approximately 9:30 pm.

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#### **VI. DEFERRED ITEMS**

The Board noted the following deferrals.

##### **CASE BAR2010-0223**

Request for HVAC screening at **17 Keith's Lane**, zoned W-1 Waterfront.

**APPLICANT:** Daryl Reinke by M.E. Flow, Inc.

Deferred pending receipt of additional information.

##### **CASE BAR2010-0224**

Request for alterations to the front stoop and HVAC screening at **9 Keith's Lane**, zoned W-1 Waterfront.

APPLICANT: Nurruddin Noori

Deferred pending receipt of additional information.

**CASE BAR2010-0185**

Request for installation of storm door at **418 Queen Street**, zoned RM Residential.

APPLICANT: David & Kimberly Kaplan

Deferred at the request of the applicant.

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**VII. ADMINISTRATIVE APPROVALS**

**CASE BAR2010-0205**

Request for approval of in-kind fence replacement at **322 North Columbus Street**, zoned RB residential.

APPLICANT: H. Calominis

**CASE BAR2010-0206**

Request for approval of signage at **321 South Washington Street**, zoned CD commercial.

APPLICANT: Alfred Bernstein Trust

**CASE BAR2010-0207**

Request for approval of signage at **1125 King Street**, zoned KR King Street urban retail.

APPLICANT: Wellington Goddin

**CASE BAR2010-0208**

Request for approval of signage at **1317 King Street**, KR King Street urban retail.

APPLICANT: Mesothelioma Applied Research Foundation

**CASE BAR2010-0211**

Request for approval of signage at **1020 King Street**, zoned KR King Street urban retail.

APPLICANT: Barbara Lee

**CASE BAR2010-0212**

Request for approval of repairs to brick wall at **501 Cameron Street**, zoned RM residential.

APPLICANT: D. Nagle

**CASE BAR2010-0214**

Request for approval of in-kind replacement of front mansard at **911 Duke Street**, zoned CL commercial.

APPLICANT: Pamela Galadmal

**CASE BAR2010-0222**

Request for approval of signage at **1000 King Street**, zoned KR King Street urban retail.  
APPLICANT: Bellacara

**CASE BAR2010-0225**

Request for approval of rooftop HVAC installation at **919 Prince Street**, zoned CL commercial.  
APPLICANT: C.P. Shirley

**CASE BAR2010-0227**

Request for approval of roof replacement at **1 Prince Street**, zoned CD commercial.  
APPLICANT: John Fisher

**CASE BAR2010-0228**

Request for approval of signage at **529 Oronoco Street**, zoned CL commercial.  
APPLICANT: Carlos and Sandy Mejias

**CASE BAR2010-0230**

Request for approval of repair to brick wall at **133 N. Fairfax Street**, zoned CD commercial.  
APPLICANT: Northern Virginia Park Authority

**CASE BAR2010-0231**

Request for approval of sash replacement at **308 S. Lee Street**, zoned RM Residential.  
APPLICANT: John Hemphill

**CASE BAR2010-0232**

Request for approval of in-kind replacement roof at **1206 West Abingdon Drive**, zoned RM residential.  
APPLICANT: R. Scheessele

**CASE BAR2010-0233**

Request for approval of repairs to stoop at **313 North Royal Street**, zoned RM residential.  
APPLICANT: Ann and Daniel Horowitz

**CASE BAR2010-0234**

Request for approval of in-kind window replacement at **213 King Street**, KR King Street urban retail.  
APPLICANT: John Logan

**CASE BAR2010-0240**

Request for approval of in-kind replacement of doors and windows at **200 King Street**, KR King Street urban retail.  
APPLICANT: Harry Braswell



**CASE BAR2010-0248**

Request for approval of in-kind replacement roof at **113 South Lee Street**, zoned RM residential.

APPLICANT: R. Rawson

**CASE BAR2010-0249**

Request for approval of in-kind replacement roof at **718 Wolfe Street**, zoned RM residential.

APPLICANT: M. Kozlowski

**CASE BAR2010-0251**

Request for approval of in-kind replacement roof at **909 South Saint Asaph Street**, zoned RM residential.

APPLICANT: Alex R. Kelly III

Minutes submitted by,

Al Cox, FAIA, Historic Preservation Manager  
Boards of Architectural Review